



Pinewood Community Liaison Group agenda

Date: Monday 25 March 2024

Time: 5.00 pm

Venue: The Ballroom, Pinewood Studios Pinewood road, Slough, Iver SL0 0NH

Membership:

R Bagge, D Brackin (Fulmer Village Parish Council), J Cook (Iver Parish Council), T Egleton, L Finan (Fulmer Parish Council), C Gibson (Colne Valley Park), C Lawson Gray (Fulmer Parish Council), P Griffin, Kraus (Iver Village Residents Association), Dr W Matthews, M Pearce (Orchard Park Residents Association), S Simkins (Fulmer Parish Council), A Smith, P Stanhope (Iver Parish Council) (Iver Parish Council), L Sullivan and A Wilson (Iver Heath Residents Association)

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For further information please contact: Clare Gray clare.gray@buckinghamshire.gov.uk

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Pinewood Community Liaison Group minutes

Minutes of the meeting of the Pinewood Community Liaison Group held on Wednesday 25 January 2023 in The Ballroom, Pinewood Studios, Pinewood Rd, Slough, Iver SLO ONH, commencing at 5.04 pm and concluding at 6.17 pm.

Members present

R Bagge, C Gibson, P Griffin, L Sullivan, R Shwili, A Smith OBE (Pinewood Studios), J Cook, O Kraus and A Mayling

Others in attendance

D Burton (Pinewood Studios), K Farooqi, R Tunnard, M Wright (Pinewood Studios), D Finlay (Pinewood Studios), C Kraus, G Foa, R Stickler, C Gasser.

Agenda Item

1 Welcome and Introductions

The Chairman welcomed attendees to the meeting.

2 Apologies

Apologies were received from Susie Simkins, Cllr Steve Bowles, Christine Urry, Rachael Marber, Cllr Wendy Matthews and Cllr Peter Stanhope

3 Declarations of Interest

There were none.

4 Minutes of the last meeting

The minutes of the meeting held 5th May 2022 were agreed as an accurate record.

5 Progress from Pinewood

The team at Pinewood Studios were introduced and gave a presentation on the progress from Pinewood which was appended to these minutes.

The following points were highlighted:

PDSF development updates- Five Points Roundabout

- The application for Five Points Roundabout would be determined at the Strategic Sites meeting in February or March.
- The procurement process was underway by Pinewood and would be subject

to detailed design as specified by s278. If permission is approved, it was anticipated construction would commence summer or autumn 2023.

- It was highlighted the map on the presentation provided an overview with the shaded boxes showing more detailed drawings.
- It was anticipated the work would take nine to twelve months to complete. Traffic management and road diversions would be agreed as part of the s218 agreement.
- It was highlighted ward Members would be included alongside interested parties and Council officers to liaise about traffic management.
- Discussions were ongoing with the Cabinet Member for Transport and the capital management team assessing options. There was the potential to undertake essential drainage works during the roundabout construction.
- It was highlighted the community would be updated during the project and advised of highways disruption. A Member requested social media communication to explain to residents the different stages of the project. There would be a stakeholder group which would meet frequently with Members allowing information to be disseminated to the wider community. A dedicated email address for residents to report any issues was discussed and the importance of informing residents of any changes to the schedule. In addition, the contractor would provide an onsite lead to liaise with local residents.

Community Matters under PSDF

- Cycles racks were installed to support the use of the shuttle bus which is offered free for local residents.
- As part of the S106 agreement Pinewood Studios offer National Film and Television School bursaries for local young people within a five-mile radius. The fifth scholarship had been awarded the £15,000 sponsorship. Local community groups were encouraged to promote the bursary and the success of sponsored NTFS students.
- There was a discussion regarding the shuttle bus provided by Pinewood Studios. It was highlighted the shuttle bus route was directed by the S106 agreement. There were 700-800 free passes issued to residents within a two-mile radius of the studios. There was a request for the shuttle bus to stop at Iver Station however, it was highlighted there was not currently a safe space for buses to stop at the station. It was also highlighted if the current planning application was approved a cycle route would run from Pinewood Studios to Iver Station. It was noted the shuttle bus services Pinewood Studios, Slough, Uxbridge and Gerrards Cross Station however, it was not a hop on hop off service.

The Futures Festival was hosted by Pinewood Studios in November 2022 and welcomed over 3,700 students for an immersive event to inspire and educate young people about the filmmaking industry. Twenty-three schools and colleges across Buckinghamshire attended and students were able to meet industry professionals and take part in workshops. It was hoped there would be a better uptake from schools at future events. Community groups and resident societies were encouraged to promote the event to residents.

6 Items from Parishes

M Wright, Pinewood Studios advised the six oak trees which had died were replanted today. The trees had been planted nearer the site boundary on a field as part of phase three away from the clay ground which was hindering growth. It was confirmed phase three planning consent was granted last year however, there was no planned start date as of yet.

In response to concerns regarding litter on the site boundary there was monthly patrols around the area of fencing. Rabbit wire had been installed along the boundary and it was hoped the area looked tidier. A Member highlighted polystyrene on the boundary and detritus on Pinewood Road cycleway and pavement. It was confirmed that whilst Pinewood Studios do own sweeper vehicles they would not have insurance to sweep public pavements. The Highways Officer for Buckinghamshire Council confirmed a local area technician would assess the pavements and seek to have the trees and bushes sided out.

Members of the Board raised concerns about waiting taxis in Pinewood Green and potential safety and environmental issues. It was advised Pinewood had reminded customers and contractors not to ask drivers to wait in their vehicles as they had access to the reception area. A taxi waiting area at Pinewood Studios was under consideration and the practicalities were being reviewed. There was a discussion that no waiting signs, traffic wardens or parking restrictions could be considered as solutions. It was highlighted Pinewood security do record number plates and contact companies regarding nuisance parking however, vehicles cannot be moved from public highways.

An update was provided on parking and traffic management, the sky visitor system allowed visitors to pre-register their vehicle details reducing queue times. A planning application was underway for a multi-storey car park with capacity for 800 vehicles removing the need for 1200 vehicles entering Pinewood Studios main entrance. The redistribution of traffic was essential to reduce parking in the surrounding areas. There would be designated areas for taxis and waiting zones. Over 300 pine trees would be planted around the car park to increase biodiversity and to shield noise. The car park was anticipated to start in May 2023 with a contractor selected.

All Pinewood Studios consultations, upcoming projects and planning applications were available to view at [Pinewood Studios Communications Hub \(pinewoodcommunications.co.uk\)](http://PinewoodStudiosCommunicationsHub(pinewoodcommunications.co.uk)). There was a request for further engagement from Pinewood with community groups and for events to be held in the community.

A Member of the Group highlighted the maintenance of ditches behind the houses on Pinewood Green. The ditches had been subject to flooding and needed clearing as some concrete posts had collapsed between Pinewood and the Council's land. It was confirmed Pinewood had met with John Rosetti regarding this issue and a solution would be sought and discussed with the relevant community groups.

7 Agenda Items for Next Meeting

The Terms of Reference would be discussed at the next meeting.

There was a discussion regarding the Colne Valley Regional Park's objection to the Screen Hub development.

A Member queried if there would be a footpath from Seven Hills Road eastwards. It was advised whilst this was not a condition on the current Screen Hub UK application, it was included as part of the S106 agreement. If the application was approved a footpath would be installed from the main gate turning left. It was advised the S106 agreement would be published after the Strategic Sites meeting in February.

A Member of the group raised the issue of flooding and discharge in the area and concerns around the source of this. It was highlighted in October and inspections had taken place. It was confirmed the water was not running from Pinewood east however the issue would continue to be investigated. Members were advised to report further discharge and water to the Environment Agency.

8 Date of Next Meeting

The date of the next meeting would be confirmed, it was advised after Easter would be a suitable time.



Report to Pinewood CLG

Date:	25 March 2024
Title:	Evolution of the Community Liaison Group
Relevant councillor(s):	Peter Strachan and Arif Hussain
Author and/or contact officer:	Andrew Smith OBE, Corporate Affairs Director, Pinewood Group and Steve Bambrick, Corporate Director Planning Growth and Sustainability
Ward(s) affected:	Iver
Recommendations:	To note the contents of the report and the new format for liaison with Pinewood Studios
Reason for decision:	The Group was set up by Pinewood Studios following the grant of the Pinewood Studios Development Framework (PSDF) in 2012 to share updates with the community about the construction programme. Pinewood has worked closely with the local unitary councillors and members of Parish Councils over the last year where exchanges of information, thoughts and actions were frequent and transparent, and Pinewood have put forward a proposal to build on this positive relationship and stop holding CLG meetings.

1. Executive summary

1. The development programme at Pinewood Studios has been significant and may increase if Pinewood proceeds with the development at Phase 3, PSDF and Pinewood South. Liaison with the local community (in its widest sense) is important for corporate reputation and neighbourliness. The current CLG established voluntarily by Pinewood for PSDF has run its course and is not fulfilling the engagement role that is needed. It is important to understand that the CLG is not required by any planning permission condition or legal obligation and is ready for change.

2. There is a need for a more dynamic, proactive, progressive and constructive activity that serves all parties better.
3. This report details how Pinewood would like to engage with local communities which would be a replacement for the CLG. This has been agreed by the two Cabinet Members Peter Strachan and Arif Hussain. The Corporate Director for Planning, Growth and Sustainability has confirmed that the terms of the CLG are not defined or bound by a Section 106 agreement and therefore can be open to variation and commented that he could see the merits of the changes suggested by Pinewood and is therefore in agreement.

2. Content of report

- 2.1 The CLG is an entirely voluntary arrangement not required by any planning permission or legal obligation. The CLG has met quarterly, under a Chairman appointed by Buckinghamshire Council with a Member of the Council's Democratic Services Team circulating the agenda and minutes of the meeting. In the past year there has been a fundamental change in engagement with parish and unitary councillors which has been positively received. Pinewood is keen to build on this by extending that trust and improved relationship with the wider community.
- 2.2 Pinewood outlined in its proposal dated 9 August 2023 that a new form of community engagement should be guided by the following planning principles/objectives:-

(1) Trust

The overriding objective is to establish a relationship of trust between Pinewood and the community.

(2) A dynamic process

The process should be reframed as a 'live conversation'. This would be a dynamic route for conversation that establishes a working relationship rather than set piece, over formalised meetings. An entirely different approach/process would be needed to achieve this. It requires new thinking, new attitudes and some new people.

(3) A constituency of the wider community beyond political structures

Pinewood wants and needs to connect with the wider/widest local community and relevant local stakeholders. The key is to achieve maximum representativeness. Currently there is insufficient representation from the whole community.

(4) Achieving best development and operation

The strategic output of a new liaison should be the highest achievable standards of development and operation. This will require genuine collaboration with all contributors accepting that the studios will continue in operation and grow in accordance with planning permissions granted. The engagement activity is not a forum to process or legitimise objection. This does not exclude a role of resolving problems and complaints, which would be critical, but it is not an activity/process for resisting the operation or expansion of the studios. This has other routes for those who wish to make that case.

(5) Sponsored by Pinewood with shared leadership

The responsibility for establishing the liaison activity should be with Pinewood as would be its continuing operation. However, to succeed, the leadership should be seen to be shared. The shape of the liaison activity should be led/initiated by Pinewood but refined and developed by a leadership group.

(6) Values: courtesy, respect, honesty and integrity in all dealings

The liaison activity should be made subject to a behaviour code that requires high standards of courtesy and respect in all dealings. This is not always being achieved by the current Pinewood CLG.

(7) Pinewood's commitment to be wholehearted

Pinewood's commitment to a genuine community liaison operated under a new process and within the guidelines established will be wholehearted, providing employees time, funding and having an open-mind to develop solutions that meets the 'best' achievement and operation principle above. Achieving agreement would always be an ideal but it is unlikely to be achieved on all matters in practice. Where the requests/outcomes of the community cannot be agreed there should be full reasoning and explanation. In summary the new liaison is a genuine commitment not token.

(8) A replacement for the current CLG

The new approach would replace the CLG in order to provide clarity and maximise prospects of success.

2.3 A potential shape for the 'new conversation' applying the principles above is summarised below.

A. Set up/initiation

The set up phase would be critical to close down the past and give a vision for the future.

This phase would be Pinewood-led and aim to reach as much of the community as possible.

This would be achieved by the publication of a 'manifesto' starter which would set out the shape of the idea and seek community involvement and comment in its development and refinement.

The routes to reach people could be multi-stranded including:

- website
- social media
- virtual drop ins
- face to face meetings (at studios)
- community newsletter (paper)
- attending local groups

The purpose of this phase would be:

- to reach and 'sign up' as many local people and groups as possible
- to plant the new idea and gather further ideas and contributions
- identify a credible local leadership to join a small delivery group

This would be a critical phase and is likely to determine whether it will succeed ie. the demonstration of change and laying of foundations for the future.

Critically it should establish a credible leadership beyond the old way.

3. Other options considered

- 3.1 This new approach has already been agreed by the two Cabinet Members and is for information only.

4. Legal and financial implications

- 4.1 This proposal has been agreed by the Corporate Director of Planning Growth and Sustainability and is within the planning framework. Due to resourcing issues

Democratic Services is also unable to continue to support the Pinewood CLG and therefore this new proposal also provides a good resourcing solution and is cost neutral to the Council.

5. Corporate implications

- 5.1 There are no corporate implications. Liaison with Pinewood will continue but under a different format.

6. Local councillors & community boards consultation & views

The views of local Members are as follows:-

Wendy Matthews

The Pinewood Liaison Group was originally set up by South Bucks when Pinewood East was being built to act as a liaison between the contractors, South Bucks and Bucks officers and the local community to keep them updated on progress and to address any issues that came up from the local residents. It was not a general community group and was therefore attended by representatives of the residents living close to the site and local members.

It was very effective in achieving what it set out to do but since the building works were completed there has been little for the group to discuss.

However, with the new phase of Pinewood construction starting up shortly it would be helpful if there was another such group set up with solely the aim of liaising between the contractors, officers and the local residents as before. It is clear that there is no legal requirement for this although I think the original group was as a result of a recommendation by the Planning Inspector and it would be down to Pinewood to facilitate it. I personally found it very helpful to understand the phasing of the work, when noisy work was going to take place, construction traffic routing agreements, when heavy loads were going to be delivered etc so that the community could be alerted.

Luisa Sullivan

I am aligned to the Pinewood proposals going forward.

Local Cllrs meet regularly with Pinewood executive and engage in comms and forward development discussions.

Pinewoods proposed commitment to continue digital dialogue and community liaison engagement directly will be beneficial and locally governed,

Paul Griffin

Firstly, I would like to say that in my opinion the relationship between Unitary and Parish Councillors at informal meetings held outside of the CLG are positive, enlightening and productive. I feel that if we could achieve that level of openness with a broader audience we would really be onto creating something useful.

The informal meetings have been an 'eye-opener' and a platform where I believe all parties have found synergy and agreement on both the smaller and more important aspects of how The Studios interact with the community. We do our best to take the positives from these sessions and communicate them more widely via social media and word-of-mouth. Making this process more robust and wider-reaching could only be a good thing for both The Studios and the community.

In fostering an atmosphere of openness and transparency it is easier for the difficult questions to be asked and responded to without the sometimes unfortunate 'them and us' formality of having 'Chaired' meetings. I welcome Andrew's initiative and look forward to my colleagues views and playing an active part in any transition that is agreed.

Trevor Egleton

My view is that it for Pinewood to decide how they wish to engage with the public and for officers to monitor how any planning conditions are implemented.

7. Communication, engagement & further consultation

Pinewood has made clear in its proposal that the effectiveness of the new engagement will be judged by the success of its communication in content, reach and degree of resolution (successful outcomes).

The suggested shape of this is:

- a Pinewood Community section on its website
- a dynamic social media stream (Twitter, Facebook)
- an 'open doors' initiative that invites the community into Pinewood for planned developments
- a real person face/contact who can respond on all matters quickly and effectively
- a series of 'meetings', virtual or real on a diary pattern and where necessary 'flash' meetings.

For example, in pilot year:

Leadership group – monthly

All community meetings – quarterly

One-off – as required

- a news hub/page (not a fixed newsletter publication)

8. Next steps and review

- 8.1 Whatever liaison structure and process is agreed it should begin operation in a visible and hopefully effective way. This should be fully understood locally and give opportunity to 'get things right'. Adaptability should be built in.

9. Background papers

- 9.1 Terms of reference of Pinewood CLG

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